



ZONING PERMIT (Site plans required) DATE _____

Type: Deck/Landings (under 30" above grade, minimum landing size 36"x36") _____

Steps (25 sq. ft. and under-- minimum landing size 36"x36", attached); steps to Lake: _____
(attach sketch of stairs/landings)

Fence _____

Sign _____

Accessory Structure (120 sq. ft. or less) _____

Include: length, width & height of structure

Demolition _____ (must have MPCA Notification of demolition)

PERMIT FEE: \$25.00

APPLICANT: _____

ADDRESS: _____ ZONING: _____

NOTE: MUST CALL GOPHER STATE ONE CALL BEFORE DIGGING: 1-800-252-1166

Fence: Height and type of fence: _____

Sign: Type of Sign: _____

Surface Area of Sign: _____

Material: _____

Height from Ground: _____ Height to Highest Point: _____

Pylon signs higher than 10' at center require engineering.

Accessory Structure: Size _____ Anchoring method: _____ (site plan attached)

Demolition of: _____ Asbestos Assessment completed by & attached: _____;

MPCA Notification Required: ___ No; ___ Yes (completed notification form attached)

MPCA Environmental Checklist, Guide & Notification Packet attached for applicant's use as applicable.

If disturbing more than a 1/2 acre: ___ Yes, ___ No—Erosion control plan to be submitted _____.

Demo Completion Date: _____ Disposal Site Location: _____

1. **Water/Sewer must be capped** between the back of curb and the property line at the existing curb stop. If sidewalk exists the lines may be capped within 2' of the existing sidewalk.
2. The utility capping must be completed prior to any demolition and it shall be completed by a certified pipe layer or licensed plumber.
3. Sewer and water shall be capped as required by the MN Plumbing code. This will include interior plugs or rubber caps for the sanitary sewer and soldered or threaded fittings on the water line. Crimping the water line or the use of compression fittings will not be permitted.
4. Submit a site plan showing the location of the sewer and water terminations in relation to the curb box.
5. The city water department will be called for the capping inspection. The water department will modify the curb box to indicate the presence of an abandoned service as part of their inspection.

THE APPLICANT BY SIGNATURE HEREWITH AGREES TO COMPLY WITH ALL CITY ORDINANCES, STATE LAW AND BUILDING CODES REGULATING THIS PERMIT.

Applicant's Signature

Zoning Official's Approval Signature
Date Approved: _____

Sec. 26-205. - Accessory buildings, structures and uses.

Placement of accessory buildings and structures shall be subject to the following regulations.

Accessory buildings and structures, unless otherwise noted in this chapter are permitted only in buildable areas and required rear yard areas. Such structures may be placed to within five (5) feet of any lot line. Accessory buildings and structures, in aggregate, shall not occupy more than thirty-five (35) percent of required rear yard area. In no case shall such structures be located within eight (8) feet of an alley.

Accessory buildings or structures attached to or part of the principal building shall maintain the same setbacks as required for the principal building.

No accessory building or structure, unless an integral part of the principal building, shall be erected, altered or moved within five (5) feet of the principal building.

Accessory buildings or structures in residential districts shall not exceed fifteen (15) feet in height. Accessory structures in residential zones may be built to a maximum one thousand (1,000) square feet of floor area or ten (10) percent of the lot area whichever is larger to an aggregate accessory structure maximum of three thousand (3,000) square feet of floor area.

Uncovered landings or decks twenty-five (25) square feet or less in size, retaining walls, fences, paved terraces, structures used ornamentally or for gardening or for private recreation purposes, all accessory to and customarily incidental to the principal use, are permitted in required yards provided that a side yard strip two (2) feet in width adjoining the side line of the plot shall be unobstructed by any structure or feature, that is higher than two (2) feet above ground level, except a fence.

Sec. 4-3. General restrictions on livestock; wild animals prohibited. (c) No Chicken coop, run or other structure where chickens, fowl or poultry are kept shall be maintained closer than 35 feet from any residence, other than the residence occupied by the owner or occupant of the premises upon which such chickens, poultry or fowl are kept.

Sec. 26-206. - General fencing, screening and landscaping.

(Fences in residential districts may be located on any lot line (subject to corner yard restrictions) to a height of three and one-half (3.5) feet, except that a fence located along lot lines behind and along side the principal structure and adjacent to the rear yard of the property may be up to six (6) feet in height. Fences located within the principal buildable area of a lot may be up to eight (8) feet in height.

Fences in commercial and industrial districts may be erected on a lot line (subject to corner yard restrictions) to a height of eight (8) feet. Fences which are electrically charged or have a security arm with barbed wire will require approval of the board of appeals and adjustments.

Hedges and shrubs adjacent to lot lines along front yard areas shall not exceed three and one-half (3½) feet in height.

Sec. 26-207. - Corner lot requirements.

On a corner lot in all zoning districts, nothing shall be placed or allowed to grow in such a manner as to materially impede vision between a height of three and one-half (3½) and ten (10) feet above the centerline grades of the intersection streets within twenty-five (25) feet of the street intersecting lines.